

Location Map

- GENERAL NOTES:
1. ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, August 4th, 2015, Ordinance No. 2104.
 2. Proposed Land Use: Residential (3 Lots)
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas, and Incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 4. Existing ground contours are based on a ground survey of the site.
 5. This development will establish a street maintenance fund for the private street.
 6. Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 7. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.

Legend

- 8" — 8" — Existing Sewer Line w/ size
- 12" — 12" — Existing Water Line w/ size
- 4" — 4" — Existing Gas Line
- 6" — 6" — Proposed Water Line w/size
- 4SS — 4SS — Proposed Sewer Service w/size
- 4S — 4S — Proposed Sewer Line w/size
- — — Boundary Line
- — — Existing Easement Line
- — — Property Line
- — — Proposed Easement Line
- — — 100 yr. Floodplain
- — — Existing Contour Line
- — — Existing Sewer Manhole
- — — Existing Fire Hydrant
- — — Common Area

NOV 02 2015

RECEIVED

NOT FOR RECORD

PRELIMINARY PLAN

MIRAMONT,
Section 16
4.725 ACRES

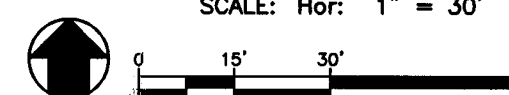
OUT OF
JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1
BRYAN, BRAZOS COUNTY, TEXAS
October 2016
SCALE: 1" = 30'

Lots 1-3, Block 9

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	44°21'52"	760.00'	588.47'	309.88'	N 68°44'18" W	573.88'
C2	6°37'21"	840.00'	97.09'	48.60'	S 87°36'34" E	97.04'
C3	86°21'16"	25.00'	37.68'	23.46'	S 52°31'29" W	34.21'
C4	32°06'48"	630.00'	353.10'	181.32'	S 25°24'15" W	348.50'
C6	52°26'32"	111.62'	102.18'	54.97'	S 83°15'18" W	98.63'
C7	52°26'32"	111.62'	102.18'	54.97'	S 83°15'18" W	98.63'
C9	41°17'43"	50.00'	36.04'	18.84'	S 77°43'08" W	35.26'
C10	164°33'15"	50.00'	143.60'	368.70'	S 13°44'17" W	99.06'
C11	95°52'00"	50.00'	83.66'	55.40'	N 63°31'40" E	74.24'
C12	41°24'35"	50.00'	36.14'	18.90'	N 36°17'57" E	35.36'
C13	68°21'24"	75.00'	89.48'	50.93'	S 86°49'03" E	84.27'

PRELIMINARY PLAN

SCALE: Hor: 1" = 30'



Owner:
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797-776-1111

Surveyor:
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(979) 693-3838



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